

Chapter 17.76 C-4 HIGHWAY BUSINESS

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17.76.010 Purpose.

The purpose of the C-4 district is to establish and preserve a highway business district.

17.76.020 Permitted uses.

Except as otherwise provided, no new building, structure, or land use shall be permitted in the C-4 district, except:

1. Animal shelters, animal clinics, and animal boarding and treatment centers;
2. Assembly of devices or instruments, or packaging of products from previously prepared materials;
3. Automobile parks;
4. Automobile sales and repair areas and shops;
5. Automobile service stations, automobile service centers, and public garages;
6. Bed and breakfast;
7. Bed and breakfast homestay;
8. Bed and breakfast inn;
9. Builders' supply yards;
10. Churches;
11. Clubs and lodges;
12. Commercial dairies (excluding dairy farms);
13. Commercial laundries;
14. Convenience establishment, high volume;
15. Dance studios;
16. Day-care, adult;
17. Child care center;
18. Family child care center - zoning review;
19. Family child care home;
20. Family child care home - zoning review;
21. Drive-in/through facilities such as restaurants, package liquors, branch banks, etc.;
22. Farm implement sales and service;
23. Frozen food lockers;
24. Greenhouses;
25. Grocery stores;
26. Group homes;
27. Heliports;
28. Homes for the homeless (emergency shelters);
29. Hotels, motels;
30. Kennels;
31. Manufactured home (mobile) sales;
32. Medical laboratories, clinics, health spas, rehabilitation centers, real estate brokers, insurance agents, and public health facilities;
33. Nurseries;
34. Offices, general and professional;
35. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities;

36. Pawn shops;
37. Personal service shops;
38. Pet supplies;
39. Plumbing, welding, electrical supply, service shops, and fabrication shops;
40. Printing and newspaper houses;
41. Public utility and public service installations and facilities, including repair and storage facilities;
42. Radio and television stations, including transmitting and receiving towers;
43. Recreation centers, restaurants, cafes, coffee shops, and retail business;
44. Retail businesses;
45. Sale barns;
46. Trade or business schools;
47. Transportation depots;
48. Truck/car stops;
49. Warehouses, indoor and outdoor storage.

17.76.030 Minimum standards.

A. Lot Area. Four thousand square feet.

B. Yard Requirements.

- 1. Front yard setback, zero feet;**
- 2. Rear yard setback, none required except a commercially zoned lot adjoining a residentially zoned lot where the rear yard setback shall be ten feet;**
- 3. Side yard setback, none, except a commercially zoned lot adjoining a residentially zoned lot where the side yard setback shall be ten feet.**

C. Buffering.

For commercial developments which adjoin residential properties, one of the six buffering alternatives expressed in Appendix C of this title shall be developed to reduce noise and increase visual privacy.

17.76.040 Conditional uses.

The following are conditional uses in the C-4 district:

- A. Gaming/gambling; provided said use is located in excess of three hundred feet from any school or church use;
- B. Parking lots;
- C. Recycling businesses;
- D. Other compatible uses, as determined by the commission.